

**RENTAL HOUSING TAX CREDIT PROGRAM  
2007A-C ROUND  
RECOMMENDED FOR FUNDING**

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Brookville Lake Senior Housing

**SITE LOCATION:** 11051 State Road 101  
\*unincorporated area, IN 47012  
Franklin COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Western Wayne Affordable Housing, Inc.  
Mark McCarty  
220 West Main Street  
Cambridge City, IN 47327  
(765) 478-6512

**PRINCIPALS:** Brookville Lake Senior Housing, Inc.,  
Enterprise

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 6  
50% of AMI: 18  
40% of AMI: 7  
30% of AMI: 4  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 18  
Two bedroom: 17  
Three bedroom: 0  
Four bedroom: 0  
Total units: 35

**TOTAL PROJECTED COSTS: \$4,261,370.00**

**COST PER UNIT: \$121,753.00**

**RHTCs REQUESTED: \$335,311.00**

**RHTCs RECOMMENDED: \$335,311.00**

**HOME FUNDS REQUESTED: \$400,000.00**

**HOME FUNDS RECOMMENDED: \$400,000.00**

**APPLICANT NUMBER: 2007A-C-006**

**BIN: IN-07-00100**

**HOME FUNDS AWARD #: HM-007-002**

**FINAL SCORE: 68**

**SET ASIDE: Special Housing Needs -Elderly**

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Brownstown Senior Housing

**SITE LOCATION:** Approximately 900 West First Street  
\*unincorporated area, IN 47220  
Jackson COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Human Services, Inc.  
Donna Taylor  
1585 Indianapolis Road  
Columbus, IN 47202  
(812) 372-8407

**PRINCIPALS:** HIS Properties, Inc.,  
City Securities

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 6  
50% of AMI: 18  
40% of AMI: 7  
30% of AMI: 4  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 8  
Two bedroom: 27  
Three bedroom: 0  
Four bedroom: 0  
Total units: 35

**TOTAL PROJECTED COSTS: \$4,494,220.00**

**COST PER UNIT: \$128,406.00**

**RHTCs REQUESTED: \$359,000.00**

**RHTCs RECOMMENDED: \$359,000.00**

**HOME FUNDS REQUESTED: \$400,000.00**

**HOME FUNDS RECOMMENDED: \$0.00**

**APPLICANT NUMBER: 2007A-C-007**

**BIN: IN-07-00200**

**HOME FUNDS AWARD #:**

**FINAL SCORE: 68**

**SET ASIDE: Development Location - Rural**

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Central School Apartments

**SITE LOCATION:** 601 N Jefferson  
Huntington, IN 46750  
Huntington COUNTY

**PROJECT TYPE:** R

**APPLICANT/OWNER:** Quality Housing Development  
Sally Harker  
1701 Pilgrim Blvd.  
Yorktown, IN 47396  
(765) 759-1121

**PRINCIPALS:** Central School Huntington, Inc.,  
Great Lakes Capital Fund

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 6  
50% of AMI: 18  
40% of AMI: 7  
30% of AMI: 4  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 17  
Two bedroom: 18  
Three bedroom: 0  
Four bedroom: 0  
Total units: 35

**TOTAL PROJECTED COSTS: \$5,461,373.00**

**COST PER UNIT: \$126,901.00**

**RHTCs REQUESTED: \$315,525.00**

**RHTCs RECOMMENDED: \$315,525.00**

**HOME FUNDS REQUESTED: \$400,000.00**

**HOME FUNDS RECOMMENDED: \$400,000.00**

**APPLICANT NUMBER: 2007A-C-009**

**BIN: IN-07-00300**

**HOME FUNDS AWARD #: CH-007-004**

**FINAL SCORE: 72**

**SET ASIDE: Preservation**

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Clary Crossing Apartments

**SITE LOCATION:** Clary Boulevard North Drive & SR 135  
Greenwood, IN 46143  
Johnson COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Clary Crossing Apartments, LP  
Ronda Shrewsbury  
706 Pro Med Lane  
Suite 210  
Carmel, IN 46032  
(317) 815-5929

**PRINCIPALS:** Clary Crossing Apartments, LLC,  
City Securities Corp.

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 18  
50% of AMI: 60  
40% of AMI: 24  
30% of AMI: 12  
Market Rate: 6

**UNIT MIX**

Efficiency: 0  
One bedroom: 28  
Two bedroom: 50  
Three bedroom: 30  
Four bedroom: 12  
Total units: 120

**TOTAL PROJECTED COSTS:** \$11,892,954.00  
**COST PER UNIT:** \$90,658.00

**RHTCs REQUESTED:** \$799,930.00  
**RHTCs RECOMMENDED:** \$799,930.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-010  
**BIN:** IN-07-00400  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 70.5

**SET ASIDE:** Development Location - Rural

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Constitution Gardens

**SITE LOCATION:** 3433 Central Avenue  
Indianapolis, IN 46205  
Marion COUNTY

**PROJECT TYPE:** R

**APPLICANT/OWNER:** Pioneer Development Services, Inc.  
Terrence J. Keusch  
5122 Russell Lane  
Greenwood, IN 46143  
(317) 889-3798

**PRINCIPALS:** Constigard, LLC,  
Great Lakes Capital

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	9	Efficiency:	0
50% of AMI:	36	One bedroom:	32
40% of AMI:	15	Two bedroom:	15
30% of AMI:	8	Three bedroom:	17
Market Rate:	4	Four bedroom:	8
		Total units:	72

**TOTAL PROJECTED COSTS:** \$8,357,500.00  
**COST PER UNIT:** \$115,382.00

**RHTCs REQUESTED:** \$737,918.00  
**RHTCs RECOMMENDED:** \$737,918.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-012  
**BIN:** IN-07-00500  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 76

**SET ASIDE:** Development Location - Large City

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Country Trace

**SITE LOCATION:** 13500 Highway 135 NE  
Palmyra, IN 47164  
Harrison COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Blue River Services, Inc.  
Daniel J. Lowe  
1365 Highway 135 NW  
Corydon, IN 47112  
(812) 738-8016

**PRINCIPALS:** Blue River Housing Development Corp.,  
Great Lakes Capital Fund

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	3	Efficiency:	0
50% of AMI:	14	One bedroom:	6
40% of AMI:	6	Two bedroom:	22
30% of AMI:	3	Three bedroom:	0
Market Rate:	2	Four bedroom:	0
		Total units:	28

**TOTAL PROJECTED COSTS:** \$3,624,856.00  
**COST PER UNIT:** \$124,459.00

**RHTCs REQUESTED:** \$238,229.00  
**RHTCs RECOMMENDED:** \$238,229.00

**HOME FUNDS REQUESTED:** \$200,000.00  
**HOME FUNDS RECOMMENDED:** \$200,000.00

**APPLICANT NUMBER:** 2007A-C-013  
**BIN:** IN-07-00600  
**HOME FUNDS AWARD #:** CH-007-006

**FINAL SCORE:** 71.5

**SET ASIDE:** Special Housing Needs -Elderly

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Crescent Pointe

**SITE LOCATION:** Intersection of W. 17th Street and N. Crescent Rd.  
Bloomington, IN 47404  
Monroe COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Crestline Communities, LLC  
James M. Wilson  
1333 E. 86th Street, Suite 2  
Indianapolis, IN 46240  
(317) 257-8922

**PRINCIPALS:** Crescent Pointe, LLC,  
PNC Multifamily Capital

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	5	Efficiency:	0
50% of AMI:	25	One bedroom:	0
40% of AMI:	10	Two bedroom:	21
30% of AMI:	5	Three bedroom:	18
Market Rate:	0	Four bedroom:	6
		Total units:	45

**TOTAL PROJECTED COSTS:** \$5,735,841.00  
**COST PER UNIT:** \$116,112.00

**RHTCs REQUESTED:** \$493,626.00  
**RHTCs RECOMMENDED:** \$493,626.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-015  
**BIN:** IN-07-00700  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 69

**SET ASIDE:** Development Location - Small City



**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Fountain Place Apartments

**SITE LOCATION:** 701 Fountain Street  
Connersville, IN 47331  
Fayette COUNTY

**PROJECT TYPE:** AR

**APPLICANT/OWNER:** AIMCO Equity Services, Inc. (AESI)  
Robert Chambers  
1 South 450 Summit Avenue, Suite 310  
Oakbrook Terrace, IL 60181  
(630) 627-3103

**PRINCIPALS:** AIMCO Fountain Place Perservation,  
AIMCO Capital Tax Credit Fund V

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	18	Efficiency:	0
50% of AMI:	52	One bedroom:	100
40% of AMI:	21	Two bedroom:	2
30% of AMI:	11	Three bedroom:	0
Market Rate:	0	Four bedroom:	0
		Total units:	102

**TOTAL PROJECTED COSTS:** \$5,608,312.00  
**COST PER UNIT:** \$52,376.00

**RHTCs REQUESTED:** \$310,250.00  
**RHTCs RECOMMENDED:** \$310,250.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-017  
**BIN:** IN-07-00800  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 65.5

**SET ASIDE:** Preservation

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Georgetown Apartments

**SITE LOCATION:** 3602 Bunker Hill Drive  
Indianapolis, IN 46205  
Marion COUNTY

**PROJECT TYPE:** AR

**APPLICANT/OWNER:** Partners for Affordable Housing, Inc.  
Bruce R. Baird  
1919 N. Meridian Street  
Indianapolis, IN 46202  
(317) 261-7181

**PRINCIPALS:** IHA Housing Partners II GP, Inc.,  
Great Lakes Capital Fund for Housing, Ltd.

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	14	Efficiency:	0
50% of AMI:	39	One bedroom:	5
40% of AMI:	10	Two bedroom:	61
30% of AMI:	27	Three bedroom:	16
Market Rate:	0	Four bedroom:	8
		Total units:	90

**TOTAL PROJECTED COSTS:** \$11,762,010.00  
**COST PER UNIT:**

**RHTCs REQUESTED:** \$779,608.00  
**RHTCs RECOMMENDED:** \$779,608.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-020  
**BIN:** IN-07-00900  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 80

**SET ASIDE:** Lowest Income

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Heritage Place

**SITE LOCATION:** 701,709,717,725 N. Browning St.; 2,4 W. Cambridge  
702,703,706,710,714,742 N. Burke Street; Vacant lot  
Columbia City, IN 46725  
Whitley COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Whitley Crossings Neighborhood Corporation  
Katherine M. Fleck  
107 N. Walnut Street  
Columbia City, IN 46725  
(260) 244-7688

**PRINCIPALS:** Heritage Place Corporation,  
Great Lakes Capital Fund

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	3	Efficiency:	0
50% of AMI:	11	One bedroom:	0
40% of AMI:	5	Two bedroom:	0
30% of AMI:	3	Three bedroom:	17
Market Rate:	0	Four bedroom:	5
		Total units:	22

**TOTAL PROJECTED COSTS:** \$3,171,296.00  
**COST PER UNIT:** \$123,241.00

**RHTCs REQUESTED:** \$213,758.00  
**RHTCs RECOMMENDED:** \$213,758.00

**HOME FUNDS REQUESTED:** \$400,000.00  
**HOME FUNDS RECOMMENDED:** \$400,000.00

**APPLICANT NUMBER:** 2007A-C-022  
**BIN:** IN-07-01000  
**HOME FUNDS AWARD #:** CH-007-005

**FINAL SCORE:** 71.5

**SET ASIDE:** Qualified Not-for-profit

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Hillcrest Heights

**SITE LOCATION:** 2758 E. Pine Hill Drive  
Vincennes, IN 47591  
Knox COUNTY

**PROJECT TYPE:** R

**APPLICANT/OWNER:** Southern Indiana Homeownership, Inc.  
Kathryn Todd  
4367 N. Purdue Road  
Vincennes, IN 47591  
(812) 895-4875

**PRINCIPALS:** Hillcrest, Inc,  
City Real Estate Advisors, Inc.

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 6  
50% of AMI: 18  
40% of AMI: 7  
30% of AMI: 4  
Market Rate: 0

**UNIT MIX**

Efficiency: 4  
One bedroom: 15  
Two bedroom: 16  
Three bedroom: 0  
Four bedroom: 0  
Total units: 35

**TOTAL PROJECTED COSTS: \$5,772,018.00**

**COST PER UNIT: \$146,014.00**

**RHTCs REQUESTED: \$399,374.00**

**RHTCs RECOMMENDED: \$399,374.00**

**HOME FUNDS REQUESTED: \$400,000.00**

**HOME FUNDS RECOMMENDED: \$400,000.00**

**APPLICANT NUMBER: 2007A-C-025**

**BIN: IN-07-01100**

**HOME FUNDS AWARD #: CH-007-003**

**FINAL SCORE: 74.5**

**SET ASIDE: Preservation**

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Historic Muncie Apartments

**SITE LOCATION:** Various: See attached list Tab E Site Control  
Muncie, IN 47305  
Delaware COUNTY

**PROJECT TYPE:** R

**APPLICANT/OWNER:** Historic Muncie, L.P  
Duane Miller  
8900 Keystone Crossing  
Suite 1200  
Indianapolis, IN 46240  
(317) 816-9300

**PRINCIPALS:** Historic Muncie Apartments, LLC,  
Enterprise

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 6  
50% of AMI: 18  
40% of AMI: 7  
30% of AMI: 4  
Market Rate: 0

**UNIT MIX**

Efficiency: 1  
One bedroom: 21  
Two bedroom: 3  
Three bedroom: 9  
Four bedroom: 1  
Total units: 35

**TOTAL PROJECTED COSTS:** \$5,885,549.00  
**COST PER UNIT:** \$137,432.00

**RHTCs REQUESTED:** \$410,165.00  
**RHTCs RECOMMENDED:** \$410,165.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-026  
**BIN:** IN-07-01200  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 68.5

**SET ASIDE:** Preservation

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** HopeSide Senior Community

**SITE LOCATION:** 1701 East 25th Street  
Indianapolis, IN 46218  
Marion COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Oasis Christian Community Development Corporation  
Rev. Frank Alexander  
1701 East 25th Street  
Indianapolis, IN 46218  
(317) 925-6970

**PRINCIPALS:** Hopeside GP, Inc.,  
Great Lakes Capital

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 18  
40% of AMI: 7  
30% of AMI: 4  
Market Rate: 6

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 35  
Three bedroom: 0  
Four bedroom: 0  
Total units: 35

**TOTAL PROJECTED COSTS:** \$4,999,888.00  
**COST PER UNIT:** \$135,711.00

**RHTCs REQUESTED:** \$410,129.00  
**RHTCs RECOMMENDED:** \$410,129.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-027  
**BIN:** IN-07-01300  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 70.5

**SET ASIDE:** Special Housing Needs -Elderly

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Independence Place

**SITE LOCATION:** Base Road and SE K Street  
Linton, IN 47441  
Greene COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Four Rivers Resource Services, Inc.  
Stephen Sacksteder  
P.O. Box 249, Hwy 59 South  
Linton, IN 47441  
(812) 847-2231

**PRINCIPALS:** to-be-formed subsidiary of FRRS,  
Great Lakes Capital Fund

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	4	Efficiency:	0
50% of AMI:	15	One bedroom:	8
40% of AMI:	7	Two bedroom:	12
30% of AMI:	4	Three bedroom:	8
Market Rate:	2	Four bedroom:	4
		Total units:	32

**TOTAL PROJECTED COSTS:** \$4,121,937.00  
**COST PER UNIT:** \$125,686.00

**RHTCs REQUESTED:** \$295,224.00  
**RHTCs RECOMMENDED:** \$295,224.00

**HOME FUNDS REQUESTED:** \$400,000.00  
**HOME FUNDS RECOMMENDED:** \$400,000.00

**APPLICANT NUMBER:** 2007A-C-028  
**BIN:** IN-07-01400  
**HOME FUNDS AWARD #:** CH-007-001

**FINAL SCORE:** 77.5

**SET ASIDE:** Qualified Not-for-profit

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Jerry Junction

**SITE LOCATION:** 1000 Block of Touring Drive  
Auburn, IN 46706  
DeKalb COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Keller Development, Inc.  
Edward (Gene) E. Keller, Jr.  
4530 Merchant Road  
Fort Wayne, IN 46818  
(260) 497-9000

**PRINCIPALS:** Jerry Junction GP, Inc. - to be formed,  
City Real Estate Advisors, Inc.

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	9	Efficiency:	0
50% of AMI:	30	One bedroom:	1
40% of AMI:	12	Two bedroom:	12
30% of AMI:	6	Three bedroom:	40
Market Rate:	3	Four bedroom:	7
		Total units:	60

**TOTAL PROJECTED COSTS:** \$6,837,144.00  
**COST PER UNIT:** \$109,619.00

**RHTCs REQUESTED:** \$505,724.00  
**RHTCs RECOMMENDED:** \$505,724.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-029  
**BIN:** IN-07-01500  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 69

**SET ASIDE:** Development Location - Rural



**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Lincolnwood Estates

**SITE LOCATION:** 306 Lincolnwood Drive  
Alexandria, IN 46001  
Madison COUNTY

**PROJECT TYPE:** AR

**APPLICANT/OWNER:** Valenti Real Estate Service, Inc.  
Mark Valenti  
652 North Girls School Road  
Suite 110  
Indianapolis, IN 46214  
(317) 273-0312

**PRINCIPALS:** Lincolnwood, LLC,  
Great Lakes Capital Fund

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 20  
40% of AMI: 7  
30% of AMI: 4  
Market Rate: 1

**UNIT MIX**

Efficiency: 0  
One bedroom: 28  
Two bedroom: 4  
Three bedroom: 0  
Four bedroom: 0  
Total units: 32

**TOTAL PROJECTED COSTS:** \$1,505,872.00  
**COST PER UNIT:** \$43,933.00

**RHTCs REQUESTED:** \$47,840.00  
**RHTCs RECOMMENDED:** \$47,840.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**RURAL PRESERVATION LOAN FUNDS REQUESTED:** \$283,580.00  
**RURAL PRESERVATION LOAN FUNDS RECOMMENDED:** \$283,580.00

**APPLICANT NUMBER:** 2007A-C-032  
**BIN:** IN-07-01600  
**HOME FUNDS AWARD #:**  
**RURAL RESERVATION AWARD #:** RD-007-001

**FINAL SCORE:** 52

**SET ASIDE:** Development Location - Rural

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Maysville Pointe Apartments

**SITE LOCATION:** East of the Intersection of Maysville & Landin Rd.  
New Haven, IN 46815  
Allen COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Maysville Pointe Apartments, L.P.  
Ronda Shrewsbury  
706 Pro Med Lane  
Suite 210  
Carmel, IN 46032  
(317) 815-5929

**PRINCIPALS:** Maysville Pointe Apartments, LLC,  
City Securities Corp.

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 12  
50% of AMI: 40  
40% of AMI: 16  
30% of AMI: 8  
Market Rate: 4

**UNIT MIX**

Efficiency: 0  
One bedroom: 12  
Two bedroom: 36  
Three bedroom: 23  
Four bedroom: 9  
Total units: 80

**TOTAL PROJECTED COSTS:** \$7,963,486.00

**COST PER UNIT:** \$93,968.00

**RHTCs REQUESTED:** \$556,900.00

**RHTCs RECOMMENDED:** \$556,900.00

**HOME FUNDS REQUESTED:** \$0.00

**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-035

**BIN:** IN-07-01700

**HOME FUNDS AWARD #:**

**FINAL SCORE:** 71

**SET ASIDE:** Development Location - Rural

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Memorial Townhouses II

**SITE LOCATION:** 401-501 E. Walnut Street  
1901-1925 S. Garvin Street  
Evansville, IN 47713  
Vanderburgh COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Memorial Community Development Corporation  
Rev. Adrian Brooks  
645 Canal Street  
Evansville, IN 47713  
(812) 422-7676

**PRINCIPALS:** Memorial Ventures, LLC,  
Great Lakes Capital

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 6  
50% of AMI: 18  
40% of AMI: 7  
30% of AMI: 4  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 4  
Three bedroom: 27  
Four bedroom: 4  
Total units: 35

**TOTAL PROJECTED COSTS:** \$4,104,200.00  
**COST PER UNIT:** \$116,120.00

**RHTCs REQUESTED:** \$377,396.00  
**RHTCs RECOMMENDED:** \$377,396.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-036  
**BIN:** IN-07-01800  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 73

**SET ASIDE:** Development Location - Large City

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Newbury Pointe

**SITE LOCATION:** Lind Drive and E. Main Cross Street  
Edinburgh, IN 46124  
Shelby COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Newbury Pointe, L.P.  
Carla Naum or Charles Heintzelman  
8152 Castilla Drive  
Indianapolis, IN 46236  
(317) 826-3488

**PRINCIPALS:** MV-Newbury, LLC,  
Milestone Ventures, Inc.

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	0	Efficiency:	0
50% of AMI:	15	One bedroom:	0
40% of AMI:	6	Two bedroom:	30
30% of AMI:	3	Three bedroom:	0
Market Rate:	6	Four bedroom:	0
		Total units:	30

**TOTAL PROJECTED COSTS:** \$3,577,185.00  
**COST PER UNIT:** \$117,248.00

**RHTCs REQUESTED:** \$220,392.00  
**RHTCs RECOMMENDED:** \$220,392.00

**HOME FUNDS REQUESTED:** \$400,000.00  
**HOME FUNDS RECOMMENDED:** \$400,000.00

**APPLICANT NUMBER:** 2007A-C-037  
**BIN:** IN-07-01900  
**HOME FUNDS AWARD #:** HM-007-001

**FINAL SCORE:** 76

**SET ASIDE:** Special Housing Needs -Elderly

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Northtown Village Townhomes

**SITE LOCATION:** 3600 & 3700 Pulaski Blocks, 3600& 3700 Deodar  
Blocks, 3600 Main St. Block  
East Chicago, IN 46312  
Lake COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** The Community Builders, Inc.  
Tim Schalk  
445 N. Pennsylvania Street  
#520  
Indianapolis, IN 46204  
(317) 634-2495

**PRINCIPALS:** Northtown Village Townhomes, LLC,  
The Community Builders, Inc.

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 14  
50% of AMI: 38  
40% of AMI: 15  
30% of AMI: 8  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 22  
Three bedroom: 45  
Four bedroom: 8  
Total units: 75

**TOTAL PROJECTED COSTS:** \$10,195,563.00

**COST PER UNIT:** \$135,808.00

**RHTCs REQUESTED:** \$769,350.00

**RHTCs RECOMMENDED:** \$769,350.00

**HOME FUNDS REQUESTED:** \$0.00

**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-038

**BIN:** IN-07-02000

**HOME FUNDS AWARD #:**

**FINAL SCORE:** 70.5

**SET ASIDE:** Development Location - Small City

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Prairie Apartments

**SITE LOCATION:** Prairie Ave, Southwest to 1610 Prarie Ave.  
South Bend, IN 46614  
St. Joseph COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Equal Development, LLC  
William Hollingsworth  
12873 Tradd St.  
3A  
Carmel, IN 46032  
(317) 557-9442

**PRINCIPALS:** Equal Holdings I, LLC,  
Enterprise Community Investment, Inc.

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	5	Efficiency:	0
50% of AMI:	64	One bedroom:	8
40% of AMI:	26	Two bedroom:	60
30% of AMI:	13	Three bedroom:	44
Market Rate:	20	Four bedroom:	16
		Total units:	128

**TOTAL PROJECTED COSTS:** \$12,439,301.00  
**COST PER UNIT:** \$93,940.00

**RHTCs REQUESTED:** \$800,000.00  
**RHTCs RECOMMENDED:** \$800,000.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-041  
**BIN:** IN-07-02100  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 73

**SET ASIDE:** General

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Red Maple Grove Phase IIB

**SITE LOCATION:** 2901 E. Tabor St.  
Indianapolis, IN 46203  
Marion COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Red Maple Grove, LP  
Peter Levavi  
666 Dundee Rd.  
Suite 1102  
Northbrook, IL 60062  
(847) 562-9400

**PRINCIPALS:** Red Maple Grove, LLC,  
David Brint and Richard Richman

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 33  
40% of AMI: 14  
30% of AMI: 8  
Market Rate: 10

**UNIT MIX**

Efficiency: 0  
One bedroom: 4  
Two bedroom: 37  
Three bedroom: 17  
Four bedroom: 7  
Total units: 65

**TOTAL PROJECTED COSTS:** \$10,193,972.00  
**COST PER UNIT:** \$156,830.00

**RHTCs REQUESTED:** \$512,915.00  
**RHTCs RECOMMENDED:** \$512,915.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-042  
**BIN:** IN-07-02200  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 76.5

**SET ASIDE:** Development Location - Large City

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Roosevelt Center

**SITE LOCATION:** 215 E. Indiana Street  
Elkhart, IN 46516  
Elkhart COUNTY

**PROJECT TYPE:** R

**APPLICANT/OWNER:** Elkhart Housing Partnership, Inc.  
David J. Young  
215 E. Indiana Street  
Elkhart, IN 46516  
(574) 524-1038

**PRINCIPALS:** Roosevelt Center Corporation,  
Great Lakes Capital Fund

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	4	Efficiency:	0
50% of AMI:	18	One bedroom:	6
40% of AMI:	7	Two bedroom:	21
30% of AMI:	4	Three bedroom:	8
Market Rate:	2	Four bedroom:	0
		Total units:	35

**TOTAL PROJECTED COSTS:** \$5,510,994.00  
**COST PER UNIT:** \$126,683.00

**RHTCs REQUESTED:** \$410,165.00  
**RHTCs RECOMMENDED:** \$410,165.00

**HOME FUNDS REQUESTED:** \$400,000.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-046  
**BIN:** IN-07-02300  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 66.5

**SET ASIDE:** Qualified Not-for-profit



**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Saxony Town Homes

**SITE LOCATION:** 175th Street and Chestnut Avenue  
Hammond, IN 46324  
Lake COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Hammond Elderly Housing, Inc.  
Maria Becerra  
1402 173rd Avenue  
Hammond, IN 46324  
(219) 989-3265

**PRINCIPALS:** Saxony Town Homes, Inc.,  
Wachovia Securities

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 2  
50% of AMI: 34  
40% of AMI: 13  
30% of AMI: 8  
Market Rate: 11

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 40  
Three bedroom: 21  
Four bedroom: 7  
Total units: 68

**TOTAL PROJECTED COSTS: \$8,150,036.00**

**COST PER UNIT: \$116,545.00**

**RHTCs REQUESTED: \$678,828.00**

**RHTCs RECOMMENDED: \$678,828.00**

**HOME FUNDS REQUESTED: \$0.00**

**HOME FUNDS RECOMMENDED: \$0.00**

**APPLICANT NUMBER: 2007A-C-047**

**BIN: IN-07-02400**

**HOME FUNDS AWARD #:**

**FINAL SCORE: 73.5**

**SET ASIDE: Preservation**

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Serenity Lake Senior Independent Living Facility

**SITE LOCATION:** 5901 Melton Road  
Gary, IN 46402  
Lake COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Serenity Lake Senior, LLC  
Darnail Lyles, Esq.  
5528 Melton Road  
Miller Beach  
Gary, IN 46403  
(219) 939-9529

**PRINCIPALS:** Serenity Lake Senior, LLC,  
National City CDC

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI:	5
50% of AMI:	51
40% of AMI:	19
30% of AMI:	10
Market Rate:	15

**UNIT MIX**

Efficiency:	0
One bedroom:	40
Two bedroom:	60
Three bedroom:	0
Four bedroom:	0
Total units:	100

**TOTAL PROJECTED COSTS:** \$9,923,418.00  
**COST PER UNIT:** \$96,984.00

**RHTCs REQUESTED:** \$750,471.00  
**RHTCs RECOMMENDED:** \$750,471.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-048  
**BIN:** IN-07-02500  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 68

**SET ASIDE:** General

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Spring Town Apartments

**SITE LOCATION:** 149 S. Main Street  
Marengo, IN 47140  
Crawford COUNTY

**PROJECT TYPE:** NC / R

**APPLICANT/OWNER:** Hoosier Uplands Economic Development Corporation  
David L. Miller  
521 W. Main Street  
Mitchell, IN 47446  
(812) 849-4457

**PRINCIPALS:** Shawnee Development Corporation,  
Hoosier Uplands EDC

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	3	Efficiency:	0
50% of AMI:	10	One bedroom:	6
40% of AMI:	4	Two bedroom:	6
30% of AMI:	2	Three bedroom:	6
Market Rate:	1	Four bedroom:	2
		Total units:	20

**TOTAL PROJECTED COSTS:** \$2,402,501.00  
**COST PER UNIT:** \$117,625.00

**RHTCs REQUESTED:** \$160,735.00  
**RHTCs RECOMMENDED:** \$160,735.00

**HOME FUNDS REQUESTED:** \$400,000.00  
**HOME FUNDS RECOMMENDED:** \$400,000.00

**APPLICANT NUMBER:** 2007A-C-049  
**BIN:** IN-07-02600  
**HOME FUNDS AWARD #:** CH-007-002

**FINAL SCORE:** 75

**SET ASIDE:** Qualified Not-for-profit

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Terrace Ridge Apartments

**SITE LOCATION:** NE Corner US Highway 20 & S. 290th West  
Angola, IN 46703  
Steuben COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Terrace Associates LLC  
Ken Wilson  
210 Growth Parkway  
Angola, IN 46703  
(260) 665-9384

**PRINCIPALS:** Terrace Ridge Apartments,  
Great Lakes Capital Fund

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	1	Efficiency:	0
50% of AMI:	27	One bedroom:	10
40% of AMI:	11	Two bedroom:	44
30% of AMI:	6	Three bedroom:	0
Market Rate:	9	Four bedroom:	0
		Total units:	54

**TOTAL PROJECTED COSTS:** \$7,134,300.00  
**COST PER UNIT:** \$118,228.00

**RHTCs REQUESTED:** \$456,652.00  
**RHTCs RECOMMENDED:** \$456,652.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-051  
**BIN:** IN-07-02700  
**HOME FUNDS AWARD #:**

**FINAL SCORE:** 70

**SET ASIDE:** Special Housing Needs -Elderly

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Maple Court Place

**SITE LOCATION:** Johnston Street- just west of State Road 15  
Goshen, IN 46528  
Elkhart COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Maple Leaf Development Corporation (MLDC)  
Robert Brennerman  
1101 West Lincon Avenue  
Suite 100  
Goshen, IN 46526  
(574) 533-9925

**PRINCIPALS:** TBF- Goshen Affordable Housing, Inc,  
City Real Estate Advisors

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI:	12
50% of AMI:	30
40% of AMI:	12
30% of AMI:	6
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	6
Two bedroom:	24
Three bedroom:	24
Four bedroom:	6
Total units:	60

**TOTAL PROJECTED COSTS:** \$6,703,276.00  
**COST PER UNIT:** \$107,638.00

**RHTCs REQUESTED:** \$507,180.00  
**RHTCs RECOMMENDED:** \$507,180.00

**HOME FUNDS REQUESTED:** \$400,000.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-034  
**BIN#:** IN-07-03100  
**FINAL SCORE:** 67

**SET ASIDE:** General

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2007A-C Round**

**PROJECT NAME:** Coburn Place Safehaven

**SITE LOCATION:** 604 E. 38th Street  
Indianapolis, IN 46205  
Marion COUNTY

**PROJECT TYPE:** AR

**APPLICANT/OWNER:** Coburn Place Safehaven II, Inc.  
Lianne Somerville  
604 E. 38th Street  
Indianapolis, IN 46205  
(317) 923-5750

**PRINCIPALS:** Coburn Place Safehaven 20/20, LLC,

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	6	Efficiency:	15
50% of AMI:	18	One bedroom:	0
40% of AMI:	7	Two bedroom:	20
30% of AMI:	4	Three bedroom:	0
Market Rate:	0	Four bedroom:	0
		Total units:	35

**TOTAL PROJECTED COSTS:** \$7,029,499.00  
**COST PER UNIT:** \$200,557.00

**RHTCs REQUESTED:** \$390,170.00  
**RHTCs RECOMMENDED:** \$390,170.00

**HOME FUNDS REQUESTED:** \$0.00  
**HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2007A-C-011  
**BIN#:** IN-07-03000

**FINAL SCORE:** 57.5

**SET ASIDE:** General